

FEBRUARY  
2018

**CARTERS** ■

Your Building Partner

# TRADE LEADER.

## THIS ISSUE ■

- LBP: Know your responsibilities
- Records of Work obligations
- Stay safe through Summer
- What's in store in 2018?
- Should insurance be compulsory?
- Fees free scheme to benefit industry
- House of the Year winners announced
- New Product: Hitachi advanced 18V gasless nailer



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can contribute towards your LBP Skills Maintenance requirements.

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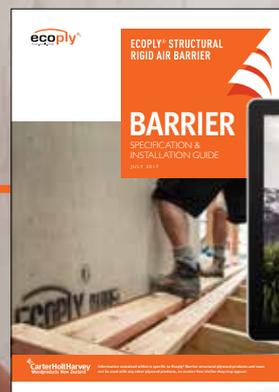
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# In the **frame**

BY MIKE GUY, CARTERS CHIEF EXECUTIVE

Welcome to 2018.

This is our first issue of CARTERS Trade Leader for the New Year and, I suspect like many of you, I am trying to work out where the summer break has disappeared to.

However, the industry has been riding such a strong wave of work, it's also possible that many of you have been working through in order to keep up with everything that's going on.

In this issue of Trade Leader, we've sourced material from across a range of industry and business sectors in order to continue providing you the best information so you can run your business effectively, efficiently, safely and profitably.

Throughout 2018, we'll continue to bring you relevant and valuable information about building and construction because, as our valued customers, it's important to us that we work alongside you as a trade partner to help you run your businesses.

In this issue we have a strong health and safety focus, which we believe is an important topic to launch 2018. If we start with safety in mind, this is a

great way to approach the remainder of the year. We'll continue to look closely at articles around health and safety throughout 2018 to ensure we keep on top of anything that affects the construction industry and those working within it.



**MIKE GUY**  
CARTERS Chief Executive

# CARTERS

Your Building Partner

# TRADE LEADER.

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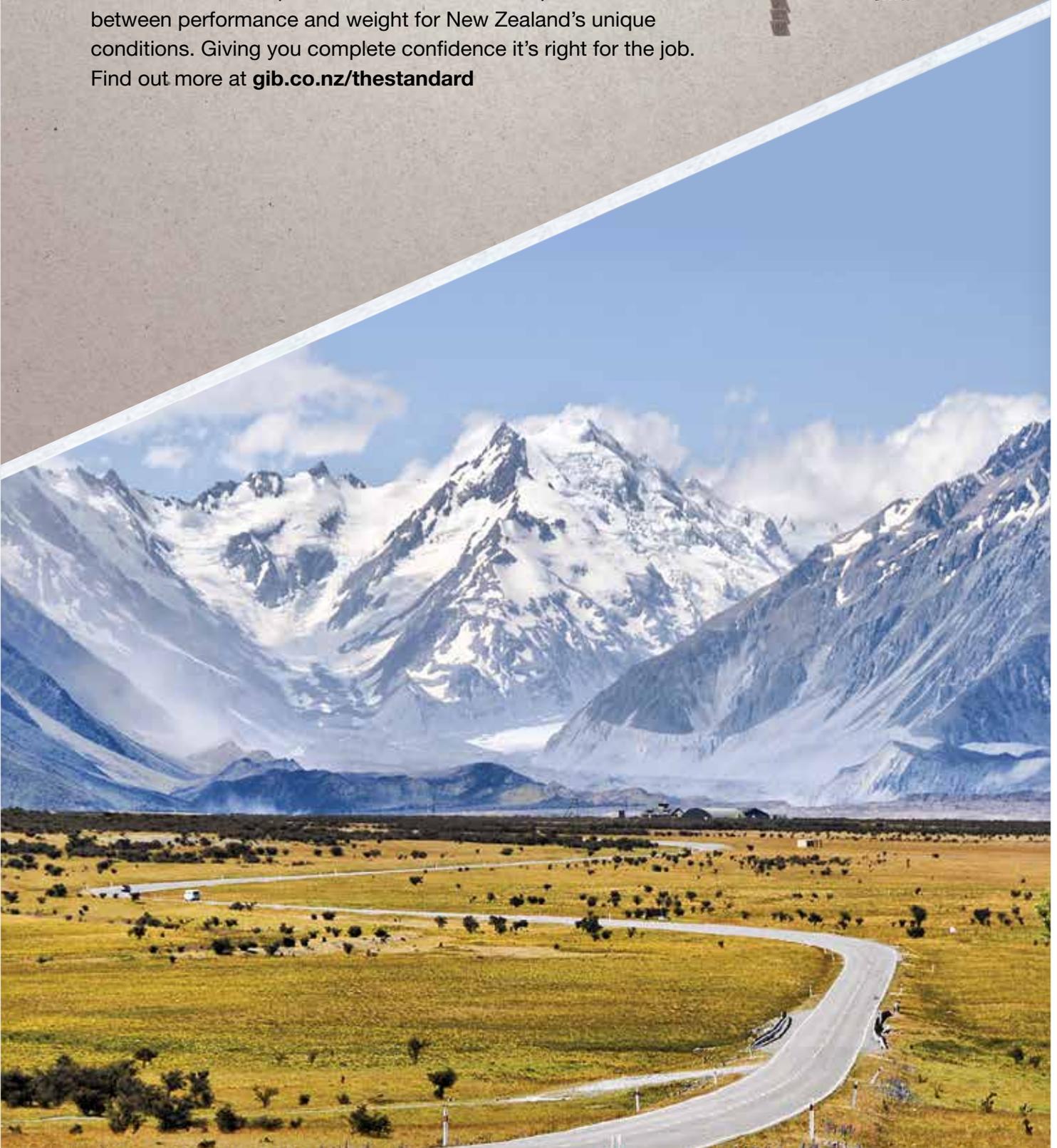


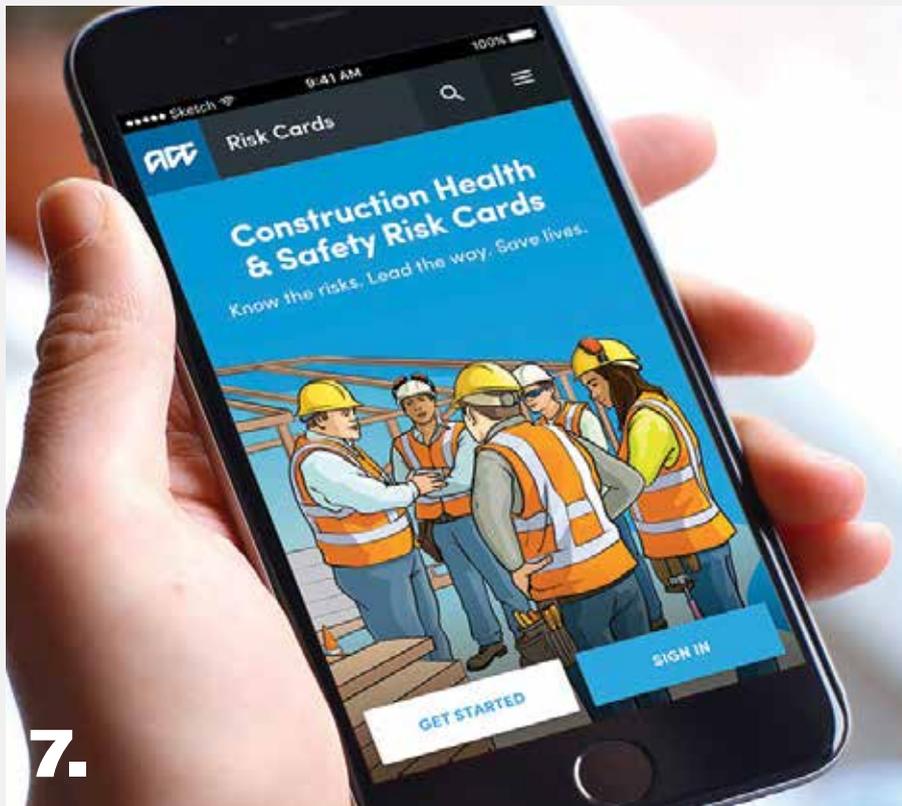
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INSIDE THIS ISSUE

# GIB® Standard gives you the optimal balance for NZ conditions.

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7.

## 7. INDUSTRY NEWS

ACC Risk Cards, Worksafe launches new website, MBIE issues skills maintenance reminder.

## 10. LICENSED BUILDING PRACTITIONERS

### BUILDER RESPONSIBILITIES

Under the Building Act 2004 people who take part in building work have certain responsibilities. Some of these are highlighted under certain sections of the Act to ensure that you are responsible for your part of a building project.

## 11. LICENSED BUILDING PRACTITIONERS

### RECORDS OF WORK

When completing and issuing records of work (RoWs), licensed building practitioners (LBPs) have certain obligations. Each LBP who carries out or supervises restricted building work (RBW) must provide a RoW to the home owner and territorial authority (the local council).

## 12. HEALTH & SAFETY

### HAZARDOUS SUBSTANCES UPDATE

If you are one of the many businesses that use, store or handle hazardous substances, then you need to know how to manage the risks associated with them.

## 13. HEALTH & SAFETY

### TOP FIVE SUMMER SAFETY TIPS

Summer is a great time to get cracking, but it does bring some extra health and safety risks. Here's our top tips to help you stay safe and make the most of the warm weather.

## 14. HEALTH & SAFETY

### SAFETY TOOLKIT NOW AVAILABLE

SafePlus, a new Government developed and endorsed health and safety toolkit, is now available to all New Zealand businesses, and is set to help lift the health and safety performance in workplaces across the country.

## 16. BUSINESS

### WHAT'S IN STORE IN 2018?

The election of the new Government in 2017 marked the start of a new chapter for New Zealand politics, but what has the economy got in store for us for 2018 and beyond?

## 20. BUSINESS

### CLAIMING EXPENSES WHEN TRAVELLING

A number of construction companies, subcontractors and employees often travel as part of completing building projects. So, what can you or your employees claim for while they are away?



14. HEALTH & SAFETY



20. BUSINESS

## 22. INSURANCE

### IS COMPULSORY BUILDER INSURANCE ON THE WAY?

MBIE is looking into the feasibility of making it compulsory for builders to take out insurance to protect homeowners. This article takes a closer look at builders' guarantees.

## 24. EDUCATION

### BCITO LAUNCHES 'MY BOSS: LEGEND' CAMPAIGN

BCITO's new 'My Boss: Legend' programme is designed to inspire employers to improve their workplace practices and behaviours to be like the legends they see and read about through this campaign.

## 26. ECONOMICS

### OPPORTUNITY AND RISK; THE ECONOMIC LINKS

Understanding which linkages in the economy matter and how the Reserve Bank will react to particular developments are important in assessing the opportunities and risks facing builders.

## 28. HOUSE OF THE YEAR WINNERS ANNOUNCED

A home built by Belco Homes Limited in Tauranga has won two awards, including the CARTERS New Home \$1 million to \$2 million category, at the 27<sup>th</sup> Registered Master Builders House of the Year awards.

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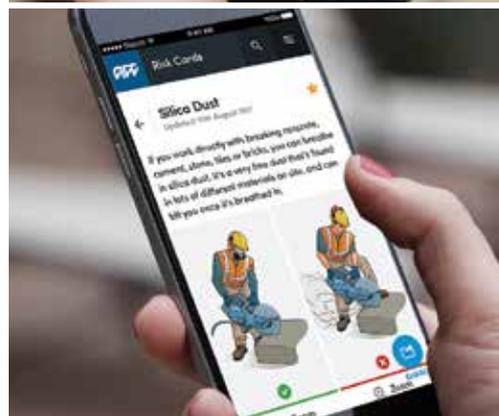
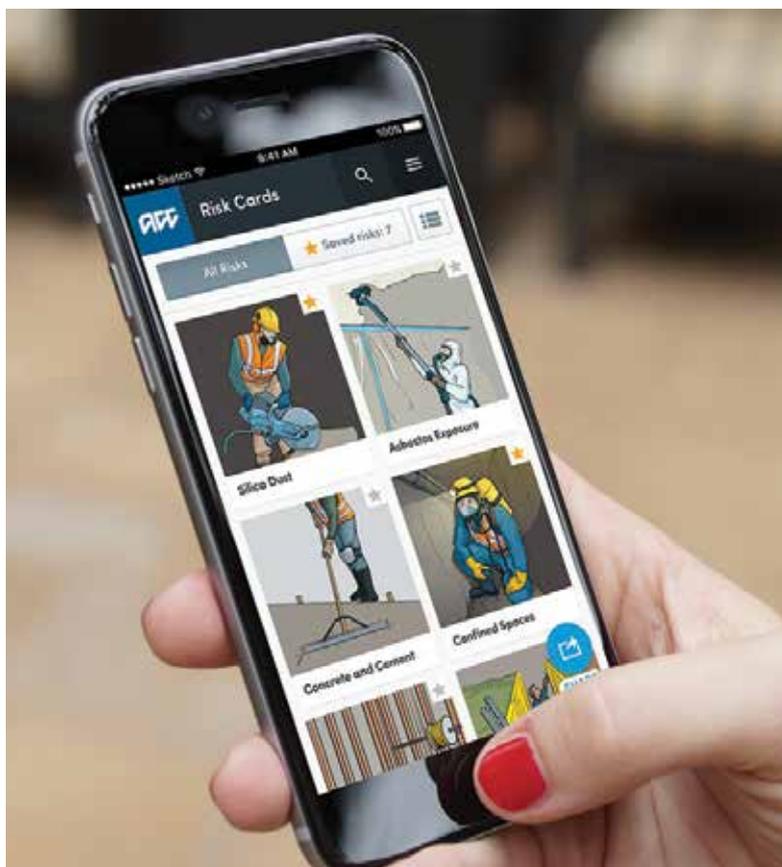
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# Working in construction? Put safety first with digital risk and safety cards

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Supported by Worksafe, this tool will help you work safely by providing best practice and practical examples of how to keep everyone safe on site.

The digital risk cards are based on the popular hard-copy cards which have been widely circulated and regularly used for Toolbox and Pre-start meetings across the industry. Users have told us that the cards provide "a great go to resource that helps workers discuss risks and become more aware of site conditions and hazards".

Digitising the cards makes this important safety information even more accessible and gives you the ability to customise the information to your trade. You can search for the right risk information and share that quickly and easily with your workmates from your device.

The digital risk cards are your one-stop source of construction risk and safety information to help have effective safety meetings and discussions with your team.

Get the tool now at [www.riskcards.acc.co.nz](http://www.riskcards.acc.co.nz) to make sure you know the risks, lead the way and save lives.





## WorkSafe's new website is live

**WORKSAFE RECENTLY LAUNCHED ITS NEW WEBSITE - [HTTPS://WORKSAFE.GOV.TZ](https://worksafe.govt.nz) - WHICH BRINGS TOGETHER SIX OF ITS PREVIOUS WEBSITES (INCLUDING THOSE FOR ENERGY SAFETY, SAFER FARMS, CONSTRUCTION, FORESTRY AND MANUFACTURING) INTO A SINGLE, STREAMLINED WEBSITE.**

The easy-to-use website works on all mobile and tablet devices and has excellent search features.

Worksafe has also taken the opportunity to review and refine its web content to make it as easy as possible to find the information you need.

The site includes a range of new digital tools including data visualisations and online notification forms.

For the information about the new Hazardous Substances Regulations, go to the hazardous substances landing page and start navigating your way around.

If you have previously bookmarked pages in any of the old sites, automatic directs have already been put in place from the most heavily used pages.

If an automatic redirect isn't in place, you'll be taken to a page of relevant search results to help you find the content you are looking for.

If you have feedback on the new site, please let Worksafe know via its feedback page <https://worksafe.govt.nz/about-this-site/feedback>.

# Skills maintenance requirements – a reminder from MBIE

MBIE Registrar Building Practitioner Licensing, Paul Hobbs, recently reminded Licensed building practitioners (LBPs) that constant and rapid change in the building sector has made it vital for LBPs to stay current with skills maintenance requirements.

Changes were made to the Licensed Building Practitioner Scheme in 2015 and, to ensure licensed building practitioners stay relevant in their field, they must complete a set of skills maintenance activities each year. Carrying out skills maintenance ensures all LBPs stay current in their area of practice and, in turn, provide safe and fit-for-purpose buildings to the New Zealand public.

The new system, which was implemented in a staggered approach from 2015, is a mixed-model approach with a portion of both prescriptive and elective (self-directed) areas of learning. All LBPs should now be completing the new mixed-model based skills maintenance programme.

The team behind the LBP scheme have tried to cater to all LBPs by offering three ways to submit skills maintenance activities: using the online portal, submitting a PDF to an external online skills maintenance submissions service, or via post.

The team are confident this new mixed-method approach is the right way forward, and will monitor the system as the sector continues to develop.

If you're an LBP and have any questions about your skills maintenance, visit the LBP website [www.lbp.govt.nz/lbp](http://www.lbp.govt.nz/lbp) or contact the team by phone on 0800 60 60 50 or by email on [licensing@lbp.govt.nz](mailto:licensing@lbp.govt.nz)

You can also read back copies of recent Codewords publications about the skills maintenance system at these links:

- [www.building.govt.nz/about-building-performance/news-and-updates/codewords/codewords-issue-75/](http://www.building.govt.nz/about-building-performance/news-and-updates/codewords/codewords-issue-75/)
- [www.building.govt.nz/about-building-performance/news-and-updates/codewords/codewords-issue-77/](http://www.building.govt.nz/about-building-performance/news-and-updates/codewords/codewords-issue-77/)

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# Know your responsibilities as a builder

**THE MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT (MBIE) HAS BEEN PROMOTING GOOD PRACTICE AROUND ISSUING RECORDS OF WORK (ROWS) FOR SOME TIME NOW, BUT THE BUILDING PRACTITIONERS BOARD IS STILL RECEIVING A HIGH NUMBER OF COMPLAINTS ABOUT CLIENTS NOT RECEIVING A ROW. IT'S WORTH NOTING THAT IN THE EARLY DAYS OF THE ELECTRICAL WORKERS SCHEME ELECTRICAL CERTIFICATES OF COMPLIANCE WERE NOT ALWAYS ISSUED IN A TIMELY OR COMPLIANT MANNER BY ELECTRICAL WORKERS. HOWEVER, NOW THAT THIS SYSTEM IS WELL ENTRENCHED, THIS IS MUCH LESS OF AN ISSUE.**

Under the Building Act 2004 people who take part in building work have certain responsibilities.

Some of these responsibilities are highlighted under sections 14A–14F of the Act to ensure that if you take part in building work, you are responsible for your part of the project.

There are sections for different parties – from owners, designers, builders, through to building consent authorities.

This article takes a brief look at builders' responsibilities.

## WHO IS A BUILDER?

Section 14E applies to builders. It states that a builder includes anyone carrying out building work, regardless of whether or not they are in trade. The following would all be considered builders as they are all doing building work:

- an owner-builder doing restricted building work (RBW) under an owner-builder exemption they received from the council
- an external plasterer's apprentice;
- a fully-fledged licensed building practitioner (LBP) carpenter

## BUILDERS' RESPONSIBILITIES

A builder has two responsibilities under section 14E to:

- ensure that the building work

complies with the building consent and any consented plans and specifications

- ensure that any building work not covered by a building consent still complies with the Building Code.

This means that if you're doing building work, you need to make sure that it complies with any consent requirements such as inspections, natural hazards or resource management conditions. You need to follow the consented plans and specifications, and have them amended or varied if you need to deviate from them.

As always, if you're undertaking exempt building work, it needs to comply with the Building Code. This is made clear in section 17 of the Act, which states that "all building work must comply with the Building Code". While the owner (or someone they contract to act as their agent) is responsible for obtaining a building consent before starting building work (covered in section 14B for owners), LBPs can be disciplined for carrying out work where a building consent was required but not obtained.

## LBP RESPONSIBILITIES

An LBP has additional responsibilities when they are a builder under the Act and is also required to ensure:

- that any RBW is carried out or supervised as required by the Act
- they are licensed to carry out or supervise the RBW they are undertaking.

Section 14E clearly states overarching builder responsibilities in one place. In addition, for LBPs, the grounds for discipline are set out in section 317, and other sections of the Act also state that you need to be licensed to carry out or supervise RBW.

If you, as an LBP, don't follow the responsibilities set out in section 14E or the other requirements of the Act, you could be disciplined by the Building Practitioners Board or you could even be committing an offence that could lead to prosecution.

## QUIZ

### 1) WHO IS RESPONSIBLE FOR OBTAINING A BUILDING CONSENT?

- Any licensed building practitioner working on a new build.
- It's the local council's job to make sure you get one.
- The home owner needs to obtain one before starting building work.
- All building work is exempt building work as long as it complies with the Building Code.

### 2) WHO CAN CARRY OUT RESTRICTED BUILDING WORK?

- Licensed building practitioners and owner-builders who are working under an owner-builder exemption.
- Anyone who works as a builder.
- Licensed building practitioners.

### 3) AS A BUILDER, WHERE DOES IT SAY THAT I HAVE TO BUILD IN ACCORDANCE WITH THE BUILDING CODE?

- The Licensed Building Practitioners Rules 2007.
- In a few sections of the Building Act 2004, including section 14E.
- Section 88 of the Building Act 2004.
- Only in section 17 of the Building Act 2004.

**Check answers** (<https://www.building.govt.nz/about-building-performance/news-andupdates/codewords/codewords-issue-81/know-your-responsibilities-builder/quiz-answers/>)



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You can read more about exempt building work in previous issues of Codewords. **Know your stuff – Exempt Building Work: Part 1** (<https://www.building.govt.nz/about-building-performance/newsand-updates/codewords/codewords-issue-78/know-your-stuff-exempt-building-work-part-1/>) **Part 2** (<https://www.building.govt.nz/about-building-performance/newsand-updates/codewords/codewords-issue-79/know-your-stuff-exempt-building-work-part-2/>) **Part 3** (<https://www.building.govt.nz/about-building-performance/newsand-updates/codewords/codewords-issue-80/exempt-building-work-3/>)

# Always play by the rules with records of work

When completing and issuing records of work (RoWs), licensed building practitioners (LBPs) have certain obligations.

The Building Practitioners Board (the Board) continues to receive a high number of complaints about LBPs not issuing RoWs when they are required. Not providing a RoW is a poor reason to come before the Board so please ensure your records are up to date.

## WHAT ARE THE RULES?

Each LBP who carries out or supervises restricted building work (RBW) must, on completion of the RBW, provide a RoW to the home owner and territorial authority (the local council). This requirement is set out in section 88 of the Building Act. It is also a disciplinary matter for LBPs if a RoW is not provided when one is required – meaning that you could be disciplined by the Board.

## WHAT IS A ROW FOR?

A RoW is designed to be a documented record of who carried out or supervised RBW under a building consent.

It protects you by listing only what you did, removing future uncertainty in situations where multiple contractors have performed or supervised RBW on one site. For this reason the accuracy of the record is important as it will remain with the building records for the life of the building. It serves as an enduring and accurate record of RBW undertaken on-site.

## HOW DOES THIS PLAY OUT IN PRACTICE?

When you have completed your portion of RBW on-site you should:

- complete a RoW, either in the LBP

## THE ROW PROCESS

### 1. START

Work commences on site. Anyone who is doing RBW must hold the relevant license or be supervised to do it.

### 2. CARRY OUT OR SUPERVISE

You might only be installing window joinery and the associated flashing system? As RBW this work must be carried or supervised by an LBP.

### 3. COMPLETE RoW

When your portion of the work is complete then this is when you should issue a RoW. Capture sufficient detail to ensure your role in the project is clear.

### 4. ISSUE THE RoW

Once you have completed your RoW one copy needs to go to the owner and the other to the Council. It is best not to delay. Even if you have not been paid yet, you must issue a RoW.



portal or by using another valid method, eg the standard Record of Work (RoW) form. Find this on the MBIE Building Performance website <https://www.building.govt.nz>

- ensure the record is sufficiently detailed so it describes each aspect of the RBW you either carried out or supervised (your role could include a combination of supervision and doing work)
- provide a copy of the RoW to both the home owner and to the local council.

## WHAT IF I DON'T PROVIDE A ROW?

You could face disciplinary action by the Board if you do not provide a RoW when one is required. You must not withhold a RoW for non-payment of work under a building contract or simply because you are in dispute with the client.

Failure to provide a RoW is a disciplinary matter for which the Board has zero tolerance.

For a more detailed overview of these requirements, refer to the Board's decision on the LBP website: Complaint No. C2 01170

## WHAT IS THE REASON FOR A RECORD OF WORK?

- To make sure the home owner doesn't do anything they're not supposed to.
- To record who carried out the restricted landscaping and electrical work on a particular job.
- To record who carried out or supervised restricted building work on a job.

## WHY SHOULD YOU ADD FULL DETAILS TO A RECORD OF WORK?

- The law requires you write at least 150 words to complete it.
- MBIE says you have to
- It can protect you by listing only what you did, excluding other people's work.

## HOW LONG AFTER YOU FINISH YOUR WORK SHOULD YOU PROVIDE A COPY TO THE HOME OWNER AND THE LOCAL COUNCIL?

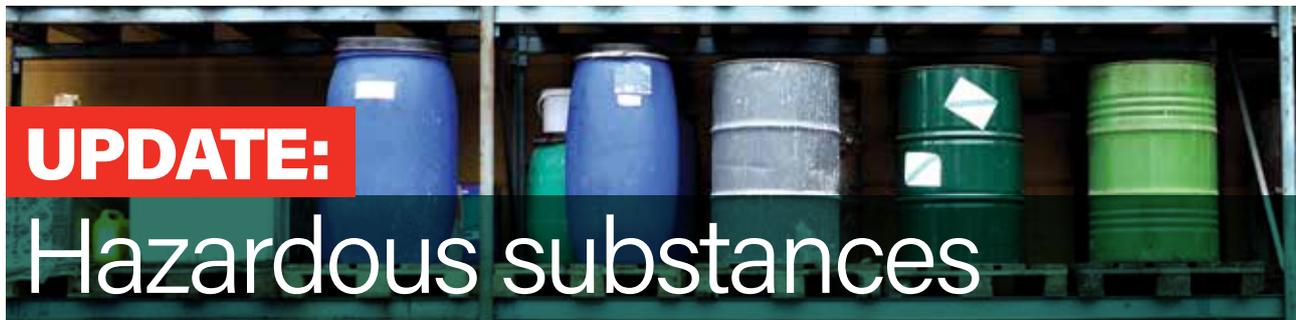
- On completion of the RBW.
- By the time the code compliance certificate is applied for.
- Less than one year.

**CHECK YOUR ANSWERS HERE:** <https://www.building.govt.nz/about-building-performance/news-and-updates/codewords/codewords-issue-81/records-of-work-row/quiz-answers/>



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**THE RULES AROUND MANAGING HAZARDOUS SUBSTANCES IN THE WORKPLACE ARE CHANGING. EVERY YEAR AROUND 600-900 PEOPLE DIE PREMATURELY FROM WORKPLACE-RELATED DISEASE, INCLUDING FROM EXPOSURE TO HAZARDOUS SUBSTANCES, SO IF YOU ARE ONE OF THE MANY BUSINESSES THAT USE, STORE OR HANDLE HAZARDOUS SUBSTANCES, THEN YOU NEED TO KNOW HOW TO MANAGE THE RISKS ASSOCIATED WITH THEM.**

Around 150,000 workplaces throughout New Zealand use hazardous substances. Common hazardous substances like commercial cleaning products, paints, adhesives, acids, bases and solvents can cause serious harm when they aren't used safely. As of December 2017, the regulations around hazardous substances were transferred from the Hazardous Substances and New Organisms Act 1996 and regulations to the Health and Safety at Work (Hazardous Substances) Regulations.

#### **What is a 'hazardous substance'?**

A substance that has one or more of the following properties:

- Explosiveness
- Flammability
- Ability to accelerate a fire
- Is toxic to humans (acute or chronic)
- Corrosiveness (to human tissue or metal)
- Can affect the environment e.g. pesticides
- Could develop one or more of the above properties if it comes into contact with air or water

WorkSafe advises if you are complying with the current hazardous substances law, then you may not need to change a lot. However, it is a good time for all

businesses to review their processes for keeping people safe around hazardous substances.

#### **Some of the key changes include:**

##### **INVENTORY:**

There is a new mandatory requirement to keep an inventory of all your hazardous substances used, handled, manufactured or stored in the workplace, including hazardous waste.

##### **SAFETY DATA SHEETS:**

Safety Data Sheets (SDS) are a key source of information about managing your hazardous substances. You must have a SDS for all hazardous substances in your workplace, regardless of the quantity you hold (some exceptions apply). If you are a supplier, manufacturer or importer, go to the EPA website to find out more about SDS.

##### **INFORMATION, INSTRUCTION, TRAINING AND SUPERVISION:**

The Regulations have specific requirements around providing information, instruction, supervision and training to make sure workers know how to safely use, handle and store the hazardous substances in their workplace.

##### **EMERGENCY PREPARATION:**

You should be managing your risks to avoid an emergency, but it's equally important to plan for one. The Regulations set out specific requirements for this. This includes understanding procedures to deal with emergencies.

##### **LABELLING CONTAINERS OF HAZARDOUS SUBSTANCES (including hazardous waste):**

There are new requirements for making sure that hazardous substance containers in the workplace are labelled, including process vessels; as well as maintaining the labels on hazardous substances supplied to you.

##### **SIGNS:**

These continue to be an important part of hazardous substances management, as they warn other people in the workplace and emergency services that hazardous substances are on site.

##### **FOCUS ON RISK ASSESSMENT AND ELIMINATION OR MINIMISATION:**

It is important to manage the risks associated with hazardous substances and to review what you have in place to keep people healthy and safe. Eliminate risks if reasonably practicable and minimise risk where elimination is not possible.

##### **When are the changes happening?**

Most requirements under the Health and Safety at Work (Hazardous Substances) Regulations came into force on 1 December, 2017. But in some cases, there are:

- later start dates for some specific regulations, which means you have longer to comply
- rules which allow existing approvals and test certificates issued under the old Regulations to continue until their expiry

To confirm these dates, and for more information on the changes, refer to <http://www.worksafe.govt.nz/worksafe/information-guidance/guidance-by-industry/hsno/hazardous-substances-regulations>. If you deal with hazardous substances, consider enrolling your workers in Site Safe's Passport Plus – Worker Health course, a four-hour course which covers how hazardous substances, noise and behaviour can have a serious impact on health.



Site Safe is a not-for-profit, membership-based organisation that promotes, inspires and supports a culture of health and safety in New Zealand construction.



# Top 5

# summer safety tips



Summer is a great time to get cracking, but it does bring some extra health and safety risks. Here's our top tips to help you stay safe and make the most of the warm weather.



### 1. STAY COOL

Kiwis have one the highest melanoma rates in the world. Limit your exposure to harmful UV rays by covering up with UV-rated clothing, wearing a high-quality sunblock, and wearing safety sunglasses. Wear breathable fabrics and a hat but be sure to comply with your company's clothing/PPE rules.



### 2. DON'T SWEAT IT

Stay hydrated with lots of water. Most people need about eight glasses of water a day, but if you're working in the heat, you'll probably need more. Avoid dehydrating drinks like those with caffeine or alcohol.



### 3. BE THE MAN (OR WOMAN!) WITH A PLAN

Plan ahead to try to limit your time in the heat and work in the shade when possible. Take regular breaks and consider extra breaks if the work is demanding.



### 4. TOOL UP

Use the right tools for the job and try to switch tasks regularly if using vibrating power tools. Consider low-vibration hand-held tools, and install low-vibration seats in machinery if possible.



### 5. DANGER SIGNS

Know the warning signs to watch out for when working in the heat. If you do overheat, symptoms include: weakness or dizziness, darker coloured urine, pounding or rapid pulse, loss of balance or fainting, headaches, cramps, mood changes or confusion, and clammy or sweaty skin.

**REMEMBER**, if heat stress or exhaustion is not dealt with quickly, it can progress to heat stroke. At its worst, this can be life-threatening.

**BE EXTRA CAREFUL** when doing these types of work, which make you more likely to suffer heat exhaustion:

- Working in confined spaces
- Doing underfloor, ceiling or roof work
- In cabs of mobile plant
- Closed areas with limited air flow
- Long periods in direct sunlight



# New Government endorsed health and safety toolkit now available

SafePlus, a new Government developed and endorsed health and safety toolkit, is now available to all New Zealand businesses, and is set to help lift the health and safety performance in workplaces across the country.

SafePlus currently consists of three products: Resources and Guidance, the market delivered Onsite Assessment and Advisory Service and the Online Self-Assessment tool.

Malcolm MacMillan, SafePlus Programme Manager says, "New Zealand has an unnecessarily high rate of serious workplace accidents. The social and economic cost of this in New Zealand workplaces is conservatively estimated at \$3.5 billion each year, and inflicts an enormous emotional toll on the people affected. We need a change in our workplace health and safety culture and SafePlus provides an important toolkit to achieve that change.

The launch of the Onsite Assessment and Advisory Service includes the SafePlus Register of Independent Accredited Assessors so businesses will now be able to directly engage with assessors. The Accredited Assessors have been trained to deliver SafePlus and carry sector specific and generalist experience. This public register can be found at [www.safeplus.nz](http://www.safeplus.nz).

Mr MacMillan says, "SafePlus Accredited Assessors are an essential component of the SafePlus initiative. The services they provide during an Onsite Assessment and Advisory Service will change the way businesses view their health and safety in the workplace.

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**"SAFEPLUS DIGS DEEP INTO A BUSINESS TO ASSESS WORKERS PRACTICES, BEHAVIOURS, ATTITUDES AND CULTURE TOWARDS HEALTH AND SAFETY, THIS BEHAVIOURAL APPROACH HELPS THEM IDENTIFY OPPORTUNITIES AND STRIVE FOR EXCELLENCE."**

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“Accredited Assessors use an approach that focuses on the people and their practices rather than written policies and procedures. They engage at all levels of a business, from senior leaders to front line workers, then use these insights to measure a business’s health and safety performance, and provide them with advice and guidance.”

SafePlus is a voluntary performance improvement toolkit that defines what good health and safety looks like in the workplace, and sits above minimum legal compliance. It is a joint harm prevention initiative developed by WorkSafe New Zealand, ACC and the Ministry of Business, Innovation and Employment (MBIE).

SafePlus has been developed in direct response to the Independent Taskforce into Health and Safety, and the Working Safer Reforms. Working Safer is aimed at reducing New Zealand’s workplace injury and death toll by 25 per cent by 2020.

For more information visit <https://worksafe.govt.nz/about-us/who-we-are/our-priorities/safeplus/>

**SAFEPLUS PRODUCTS AVAILABLE**

The first of the SafePlus Resources and Guidance are now freely available for businesses to download at [www.safeplus.nz](http://www.safeplus.nz). The SafePlus Resources and Guidance explain the toolkit’s 10 health and safety performance requirements, and provide guidance to help illustrate what these look like in practice in a business.

The Onsite Assessment and Advisory Service uses a behavioural based evaluative assessment approach to measure a business’s performance and provide fresh, independent, expert insights and advice. Independent accredited private market SafePlus assessors can visit businesses and assess how well it is performing against the SafePlus performance requirements and provide advice and best practice guidance on how to improve.

**COMING SOON:  
Online Self-Assessment tool**

The SafePlus Online Self-Assessment tool will be free for any business to use. The first version of this tool is being designed for small to medium sized businesses, with further development planned to tailor the tool for larger and/or higher risk sectors. The SafePlus Online Self-Assessment tool will be available in mid-2018.



# Change is in the air

■ BY SHANE STOREY

**AS THE ECHOES OF THE NEW YEAR'S CELEBRATIONS FADE, THE CHRISTMAS TREE LIGHTS AND CAMPING GEAR ARE PACKED AWAY FOR ANOTHER YEAR AND THE STARK REALITIES OF THE RECEDING SUMMER HOLIDAYS CONFRONT US SQUARELY IN THE FACE. IT SEEMS FITTING NOW TO SPECULATE ON WHAT THE ECONOMY HAS IN STORE FOR US FOR 2018 AND BEYOND.**

The election of the new Government in 2017 marked the start of a new chapter for New Zealand politics, and indeed for the economy.

The New Zealand economy has continued its expansion this year, but the pace of growth has slowed somewhat and what growth the economy has been experiencing has been due mainly to population growth. A few key political, environmental and global factors are bringing about changes in the underlying economic conditions in our economy.

Firstly, net immigration has passed its peak and is now falling faster than anticipated. Much of this is due to an increase in departures of non-New Zealand citizens, rising by more than 30% in the past year. This is a reflection of the sharp rise in arrivals, many of them on temporary visas, over the past few years. In addition new arrivals have also declined, down 10% from their peak. With global economic conditions improving, both New Zealanders and foreigners are being encouraged to seek their fortunes overseas, and combined with the ongoing exit of temporary migrants, this should see net migration fall sharply.

Furthermore with the Governments policy to tighten visa eligibility for students and low-skilled workers,

it's estimated this will reduce immigrant arrivals by 20,000 to 30,000 people per year. The combined effect of these rule changes and the natural forces already driving net migration lower will see net migration drop from over 70,000 in 2017 to 10,000 in 2021. This will see the rate of population growth slow from 2.1% currently to 0.8% – a huge reduction in the rate of potential GDP growth - New Zealand's official measure of economic growth.

Lower migration is also adding to an already cooling housing market. House prices in Auckland and Christchurch fell slightly in 2017, while the rate of increase slowed over the rest of the country. The rise in mortgage rates over 2017 has been one contributor to the slowdown in house prices, with the Reserve Bank's loan-to-value ratio (LVR) restrictions and other forms of bank's credit tightening playing supporting roles. While Auckland prices have revived recently, and could continue to pick up for several more months, it's predicted that house price rises will be lower over the next few years than over the past few.

The Government is planning a number of changes aimed at reducing house prices. The 'bright line' test for taxing capital gains on investment properties will be extended from a two-year minimum holding period to five years; A removal of negative gearing (the ability to use losses on rental properties to offset taxable income) will be undertaken and non-residents will be excluded from buying existing homes. Independently each of these policies may have only a small impact on house prices, but collectively, they could add up to something more significant.

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**A DECLINE IN CONSTRUCTION AND BUILDING ACTIVITY IS DUE IN PART TO PROPERTY DEVELOPERS HAVING DIFFICULTY OBTAINING FINANCE AND THE BUILDING INDUSTRY HAS RUN INTO CAPACITY CONSTRAINTS.**

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Meanwhile, quake-related building work in Christchurch is well past its peak. The need for more homes, along with planned commercial and infrastructure projects, means building activity may remain strong for several years to come but with only modest growth compared to today's high levels.

In order to improve the lot of the countries lowest-paid workers at the expense of business profits the Government plans to lift the minimum wage by around 6% per annum over coming years, which would leave New Zealand with the highest minimum wage relative to average income in the OECD. But some businesses will switch to automation and others will be unable to afford the wage bill and may be forced to cease trading, thus increasing unemployment.

The Reserve Bank has indicated that interest rates will remain low, however the new Government's policies may prove to be inflationary and interest rates may follow this trend.

Shane Storey has more than 20 years experience in financial accounting and is the Managing Director of accountancy specialists Storey & Associates, which offers innovative and creative solutions to business and investment needs and valuable business development advice. Storey & Associates can be contacted on (06) 355-4647, via email at [administrarion@storey-associates.co.nz](mailto:administrarion@storey-associates.co.nz) or visit their website at [storeyandassociates.co.nz](http://storeyandassociates.co.nz)



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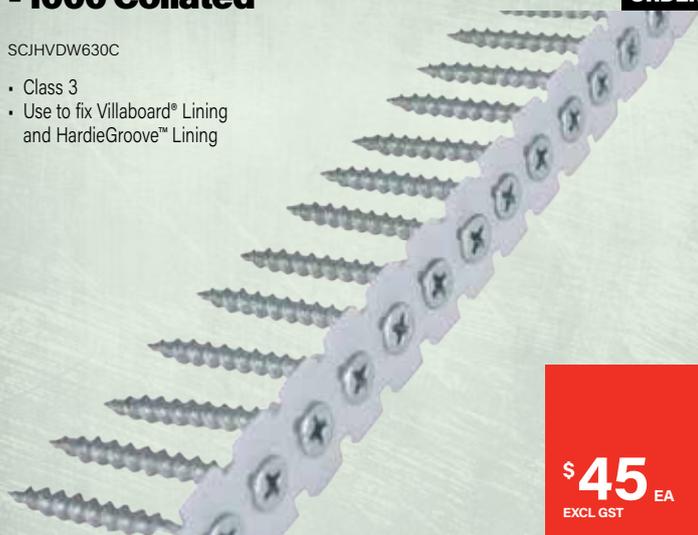


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- Polycrystalline diamond tip - PCD
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**IF AN EMPLOYEE IS ON A WORK TRIP, YOU CAN PAY THEM AN ALLOWANCE TO COVER MEALS AND DAY-TO-DAY EXPENSES.**

You can claim this allowance as a business expense at tax time.

# Claiming expenses when away on business

A number of construction companies and subcontractors often travel – or send their employees away – as part of completing building projects. Some may travel for day trips while others may be away for an extended stretch or even attending overseas events such as conferences or expos.

## SO, WHAT CAN YOU OR YOUR EMPLOYEES CLAIM FOR WHILE THEY ARE AWAY?

You can claim for lots of daily expenses when you're travelling for work. If you take a holiday as part of the same trip, you can only claim for the parts of the trip that were work-related.

### WHAT YOU CAN CLAIM

In general, when you're away from home you can claim for:

- flights
- taxis, or mileage if you use your own car for business travel
- accommodation
- meals and snacks.

### ACCOMMODATION

- If you're attending a work-related meeting, conference or training course that requires an overnight stay, you can claim the cost of

accommodation, e.g. hotel, motel or short-term rental.

- If an employee is working away from home for an extended period, eg on secondment, you can claim for accommodation, or any accommodation allowance you pay, as long as they won't be gone for more than two years (or three years for capital projects).

### FOOD AND DRINK

- If you or one of your employees buys a meal while travelling on business, the cost is 100% deductible.
- But you can only deduct 50% of the cost of food and drink if either:
- The trip is mainly for the purpose of enjoying entertainment, eg a team bonding trip.
  - The meal or function involves an existing or potential business contact as a guest.

- A celebration where you won't be working, eg a reception, or a staff Christmas party.
- You or your employees can also claim for snacks and refreshments, eg tea and coffee, while they're away if you normally provide these refreshments at work.

### ENTERTAINMENT

On a work trip, you can claim the cost of entertainment if its purpose was to:

- build up business contacts, e.g. taking a potential client out for dinner
- keep your employees happy, e.g. providing tickets to a show
- promote your goods or services, eg offering food to entice customers to a stall at an expo.

If the entertainment is helping you earn your income, it's usually deductible when it's time to work out your tax.

Within New Zealand, entertainment expenses can be either 50% or 100% claimable – check with IRD.

If you're travelling overseas, you can claim 100% of work-related entertainment expenses.

### OVERSEAS TRAVEL EXPENSES

Keep detailed records if you're travelling overseas on business – especially if you're also taking a

holiday at the same time. If:

- You're away on business but take a free half-day to enjoy exploring a new city, the personal part of the trip is incidental. You can claim all your travel expenses.
- You're going on holiday but happen to meet up with a couple of business contacts while you're there, the business part of the trip is incidental to the holiday. You can't claim any of your travel expenses.
- If you combine a business trip with a holiday, you must split out your expenses and only claim the portion that relate to the working part of the trip.

The best way to do this is to keep an itinerary or diary. It should provide enough information to calculate all your costs and make a reasonable split between business and personal expenses.

As well as all the usual records, you should keep:

- letters of introduction
- business contacts/cards
- details of firms visited and business conducted
- details of time out from the business itinerary for personal purposes.

**TRAVEL TO BUY ASSETS OR EQUIPMENT**

If the purpose of the trip is to buy business assets, travel expenses are usually treated as part of the cost of the

**FACT: OVERSEAS TRAVEL EXPENSES DON'T GENERALLY INCLUDE GST.**

asset — they're a capital expense and can't be claimed.

Business assets are the tools and equipment of your trade. A business asset could be a printing press or the art hanging in your office, as long as it:

- is valued at more than \$500
- has a useful life of more than one year
- can't be claimed in full as a business expense.

**RECORDS TO KEEP**

Keep all expense receipts and invoices you receive — you don't need to provide the receipts with your tax return, but will need them on hand if Inland Revenue asks for proof.

As well as invoices, receipts and tickets, you should also keep details of:

- reasons for the trip
- date of the trip
- your itinerary
- cost of car hire, and air, bus and taxi fares
- cost of accommodation, meals and incidentals, e.g. coffees or morning tea
- time spent on business and personal activities — a good way to prove the business portion of your travel expenses is by keeping a diary of your travels.

**TIP:**  
**TRY TO PAY FOR ANYTHING THAT COULD BE A CLAIMABLE EXPENSE THROUGH YOUR BUSINESS ACCOUNT.**  
 Then you've got an easy-to-record paper trail.



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 Sale ends 28 March 2018. T&C apply.

# 10 year guarantees – what's available to who and what are the benefits for homeowners and builders?

■ BY BEN RICKARD

Once again MBIE is looking into the feasibility of making it compulsory for builders to take out insurance. Insurance to protect homeowners that is. This approach is common in Australia, where individual states require builders to be licensed and take out insurance for residential building projects.

## HOW DO THEY BENEFIT HOMEOWNERS?

A builders warranty, also known as a builders guarantee or home warranty, is where a third party, usually an insurance company, guarantees to protect a homeowners' financial investment during construction if their builder fails to complete it, usually due to the builder having gone bust. The guarantee will reimburse a lost deposit or finish the build, absorbing any extra costs to do so. They also guarantee to fix defects for up to 10 years.

## ARE THEY A GOOD IDEA?

The Building Act makes builders responsible for their work for up to 10 years. So why is an insurance needed on top of this? The reality is that our construction industry is a volatile one, with lots of competition, low barriers to entry, low margins and in many cases building firms being run by people who aren't skilled in business management, particularly when it comes to the financial side (this is an aspect of building that the LBP scheme doesn't address).

So failure is inevitable for some, with customers and suppliers often bearing significant losses. That's really where independent builders guarantees come to the rescue, at least for homeowners. And if they're compulsory a builder who can't get one because they aren't up to scratch won't be able to build. This will increase the barriers to entry to the industry, helping to weed out poor performers, which has to have a positive effect on the overall health of the sector.

Banks are also increasingly demanding an independent 10 year guarantee before they will lend for construction, primarily because of the deposit protection and completion guarantee included in them.

## SOME VERSIONS INCLUDE PROTECTION FOR THE BUILDER TOO

Both the NZCB and Builtin guarantees include a "waiver of subrogation". This is a powerful benefit, as it gives the builder protection, after the first 12 months, from the cost of fixing defects if a

claim is made under the guarantee. In this situation the insurer fixes the defects without seeking recovery of their costs from the builder. However, they may go after other parties, such as product manufacturers and subcontractors, if they are deemed responsible for the problem.

## THE HISTORY SO FAR

First mooted in 2009 at the height of the leaky homes crisis by then Building & Construction Minister Maurice Williamson, it was proposed that homeowners would be able to opt out of the scheme if they felt it was not needed. This idea was dropped in 2011 but picked up again in 2013, with a system proposed to be based on the Australian model. However, once again a compulsory system was dropped in favour of an education-based approach encouraging homeowners to choose whether or not they took one.

## THIS TIME AROUND

Most recently, the possibility of builders warranty insurance becoming mandatory in New Zealand is less a result of the Government wanting to protect homeowners and more due to their desire to cap the liability of councils for defective building work. However, capping council liability opens up the risk of homeowners being out of pocket if other parties, such as the builder, aren't around to contribute their share to the repair. That's why the Law Commission recommended compulsory builders warranty insurance would have to be

introduced alongside any capping of council liability.

**WHAT ARE THE ODDS?**

The previous Government has been unwilling to go this far, aiming instead to use compulsory disclosure statements to increase awareness of builders guarantee insurance among homeowners, so that they can choose whether or not to take it. However, anecdotal evidence suggests many builders aren't following the new disclosure rules, and awareness of builders guarantees among the building public remains low. And they can be a difficult sell for builders. After all, who wants to recommend their customers take out insurance in case they go bust or their workmanship isn't up to scratch? That's part of the reason a mandatory approach makes sense, but it means all builders, and ultimately homeowners, paying for the poor performance of a few bad operators.

**WHERE CAN YOU GET ONE?**

Members of the Registered Master

Builders Association can provide a Master Build Guarantee, which is self-insured and operated by Master Build Services, a business owned by RMBA. They have a range of guarantees to choose from, with varying levels of cover.

NZCB members are required to provide Halo Guarantee Insurance, which is managed by a broker and underwritten by a coverholder at Lloyds of London.

For builders not a member of these two trade associations, or for those who wish to provide an alternative, BuiltIn Insurance is New Zealand's leading independent provider of builders guarantees. BuiltIn Accredited Builders can choose from a range of 10 year guarantees to suit their business and the type of work being done. Although accreditation is free, there is an initial application

process that involves an assessment of the builder's financial solvency, building experience and competence and construction supervision practices.

**A FINAL WORD**

As to whether they'll become compulsory here any time soon, your guess is as good as ours. A Labour-led Government may like the idea of improving consumer protections. However, with a goal of building thousands of new, affordable houses it may take another major industry failure before mandatory building warranty insurance becomes a reality.

In the meantime and despite this, given their very reasonable cost for the protection they give, an independent builders guarantee makes good sense for customers and builders alike.



BuiltIn are New Zealand's trade insurance experts. For more information visit [builtininsurance.co.nz](http://builtininsurance.co.nz) or contact Ben Rickard at [ben@builtin.co.nz](mailto:ben@builtin.co.nz) or 0800 BUILTIN.

There are a lot of exciting events in 2018. Keep an eye out for event info and dates in the next Trade Leader issues and get them locked in to your calendar!



# CONZTRUCT



The CONZTRUCT series of events are back for 2018 and will be taking place throughout the country from May to August. These events were hugely popular with all who attended last year, and this year they are set to be bigger and better than ever before!

The CARTERS CONZSTRUCTION Zone will also be back with even more suppliers showcasing their latest products and systems for builders and construction trades.

The events are FREE to attend – simply register at [www.conztruct.co.nz/registration](http://www.conztruct.co.nz/registration).

Key dates for CONZTRUCT 2018 in the yellow table.

ROUND 1 - MAY		
HAMILTON	Claudelands Events Centre	Tuesday 1 May
AUCKLAND SOUTH	Vodafone Events Centre	Wednesday 2 May
WHANGAREI	ASB Sports House	Thursday 3 May
ROUND 2 - JUNE		
WELLINGTON	Westpac Stadium	Tuesday 19 June
PALMERSTON NORTH	Arena Manawatu	Wednesday 20 June
NEW PLYMOUTH	TSB Stadium	Thursday 21 June
ROUND 3 - JULY		
AUCKLAND NORTH	North Shore Events Centre	Tuesday 24 July
TAURANGA	Queen Elizabeth Youth Centre	Wednesday 25 July
NAPIER	Rodney Green Centennial Event	Thursday 26 July
ROUND 4: AUGUST		
CHRISTCHURCH	Air Force Museum	Tuesday 28 August
DUNEDIN	Edgar Centre	Wednesday 29 August
INVERCARGILL	ILT Stadium	Thursday 30 August



BCITO tells many stories across all media channels about young people who become champion apprentices; are high achievers in their trade; people who've struggled and through industry training have come out on top or now have a better lifestyle because they joined the building and construction industry. But the stories they haven't shared regularly are those of the employers of these young people, who without their boss's dedication and best work practices, would never have been given the opportunities and support they have enjoyed.

At a gala event held in Wellington recently, BCITO launched a new marketing campaign to promote 'good bosses' across all 15 BCITO trade sectors.

My Boss: Legend will inspire employers to improve their workplace practices and behaviours to be like the legends they see and read about through this campaign.

#### THE CAMPAIGN GOALS ARE:

- to help reduce apprentice churn in the first 18 months of training by encouraging employers who train to lift their game
- inspire behavioural change to improve workforce development
- give apprentices the opportunity to single out their boss as a legend within the industry and to thank them.

Do you remember someone who has inspired you? Whether it be a teacher at school, your first boss, or just someone you know in your community who has mentored and supported you – we're sure you can all think of someone. These are the types of stories BCITO is going to tell.

The first phase of the campaign is the launch of a new micro website at [mybosslegend.nz](http://mybosslegend.nz).

They're sharing these apprentices' stories in 15 short films that have been commissioned. BCITO Chief Executive, Warwick Quinn says, "We hope that other employers watching will be inspired to think about and focus more on workplace culture and training within their businesses.

"These fifteen stories are just the beginning – at [mybosslegend.nz](http://mybosslegend.nz) apprentices and employees can share their own stories with us about their legendary bosses, and we'll craft those into inspiring tales of the real legends who help support our trainees every day on the job and share them with the wider industry.

"We believe that if employers can have better relationships with their workers by improving their workplaces, then we may be able to curtail the number of apprentices leaving their apprenticeship because, for example, they don't get on with their boss, and we hope this will also

make for better work environments."

By creating a better working environment, including better working relationships between employers and apprentices, BCITO hopes some early withdrawals can be avoided.

Each film is unique, but they all share the same theme - what it means to be a good employer and ultimately a legendary one.

We know there are some great stories out there and sharing these stories with the rest of the industry not only singles out and thanks those employers, but will also help showcase the nature of the people in our industry who make it what it is today.

People are the most important part of every business. This campaign shines a light on what employers within the industry can do to make their workplaces a better place to work and grow apprentices and future industry leaders.

More tactics are planned for this ongoing campaign in 2018 and beyond. BCITO will be sharing case studies and other side-stories in print, online, through social media channels, in their own publications as well as in trade-specific and industry association magazines and newsletters.

Go to [mybosslegend.nz](http://mybosslegend.nz) now to view just some of the real legends in our industry.

**SOME EMPLOYERS AREN'T JUST GREAT; THEY'RE LEGENDARY, SO BCITO WENT OUT AND ASKED APPRENTICES A SIMPLE QUESTION - 'WHY IS YOUR BOSS A LEGEND?'**

# Apprentices: Fees Free for apprentices to help alleviate construction skills shortages

The Government's free fees initiative looks set to help alleviate some of the skills shortages in the building and construction industry, with apprentices eligible for two years of free training from 2018.



Building and Construction Industry Training Organisation (BCITO) Chief Executive Warwick Quinn says the construction industry is booming and apprentices are in hot demand. "The sector's crying out for more trainees with 56,000 new workers needed in construction and related occupations over the next five years."

The fees free scheme will cover a student's fees for one year of tertiary study or for two years of industry-based training. Quinn says the Government is recognising that trades training is just as important as tertiary institution based study.

"We welcome the Government's commitment to levelling the playing field between industry-based training and university based study. The extra year of zero fees for apprentices means they'll be supported to reach the same level of post-school education as a student in a tertiary institution."

Fees free will also benefit employers who take on apprentices. "We need more employers to invest their time, skills and energy into training apprentices. The Government has recognised the role employers, many

of whom operate small businesses with limited resources, play in giving their trainees an 'on the job' education."

The majority of BCITO's construction apprenticeships will be covered by the Fees Free policy. But there is a concern that as the industry continues to become more specialised, we need to encourage shorter, more focused courses which currently would not be covered by the scheme.

.....

**"WE BELIEVE THIS WOULD BE A LOGICAL NEXT STEP FOR THE GOVERNMENT'S INITIATIVE," SAYS QUINN. "FOR THE INDUSTRY TO BE ABLE TO RESPOND TO THE CURRENT DEMAND, AND TO REACH ITS KIWIBUILD TARGET OF 100,000 AFFORDABLE NEW HOMES WITHIN 10 YEARS WE ARE GOING TO NEED MORE SPECIALIST SKILLS. THIS WILL REQUIRE THE INDUSTRY TO MAKE IT EASIER FOR WORKERS TO UNDERTAKE MORE TARGETED TRAINING:"**

.....

"With specialisation a significant

feature of the construction industry right now, we would not like to see potential apprentices steering away from such opportunities just to benefit from free fees. This would further hinder those companies that operate in this space that are desperate for skills."

The trades provide many opportunities for young people and there are a raft of exciting careers in the building and construction industry.

"The free fees initiative starts to breakdown the intergenerational prejudice we have in this country about a career in the trades which we know can be very rewarding," says Mr Quinn. "This decision comes on the back of a recent report which proves apprentices can be financially better off than University graduates throughout the first half of their careers, and when they're ready to retire their financial positions are about the same."

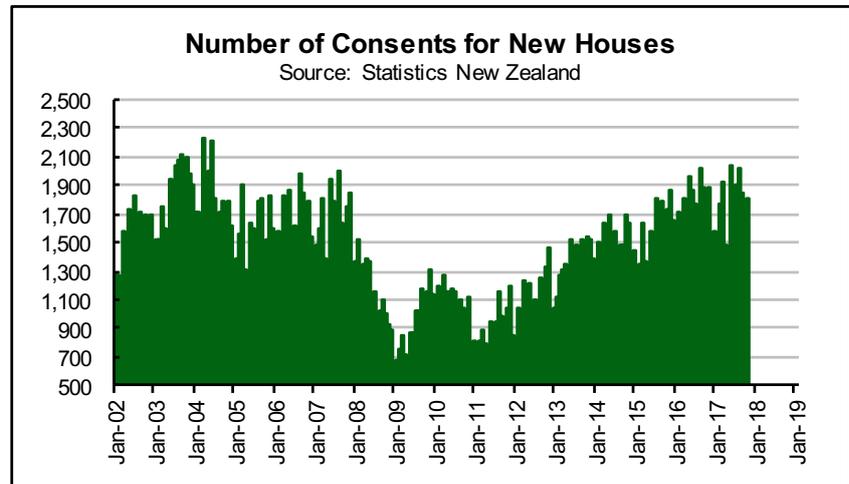
"Our message to young people is that there has never been a better time to be in the building and construction industry."

# Opportunity and risk; the economic links

**UNDERSTANDING WHICH LINKAGES IN THE ECONOMY MATTER AND HOW THE RESERVE BANK WILL REACT TO PARTICULAR DEVELOPMENTS ARE IMPORTANT IN ASSESSING THE OPPORTUNITIES AND RISKS FACING BUILDERS. THE EXPERIENCE WITH THE ALMOST HALVING OF DAIRY EXPORT PRICES BETWEEN EARLY-2014 AND MID-2016 - AND THE SUBSEQUENT PARTIAL RECOVERY - IS A GOOD EXAMPLE.**

Most of the bank economists became quite alarmist after dairy export prices were cut by almost 50% between early-2014 and mid-2016 (the blue line in Fig. 1). Most predicted that it would result in a rising unemployment rate that didn't happen. Some suggested it would result in weaker housing markets in dairy-orientated regions like the Waikato. The Reserve Bank adopted a similar view, with the fall in dairy farm incomes being one of the main reasons it cut the OCR from 3.5% in May 2015 to 1.75% in November 2016.

But, instead of suffering, the Waikato housing market - including residential building - and like most provincial housing markets, boomed in 2016. Annual consents for Waikato new



**THE OBVIOUS IMPLICATION IS THAT YOU SHOULD BE WARY WHEN ECONOMISTS SUGGEST EVEN MAJOR CHANGES IN EXPORT PRICES WILL HAVE A SIGNIFICANT IMPACT ON THE LOCAL HOUSING MARKET. EQUALLY, WHAT DRIVES NATIONAL AND REGIONAL RESIDENTIAL BUILDING ARE INTEREST RATES, POPULATION GROWTH, AFFORDABILITY AND, FOR PARTS OF THE COUNTRY, WHAT PROGRESS IS MADE WITH THE KIWIBUILD PLAN.**

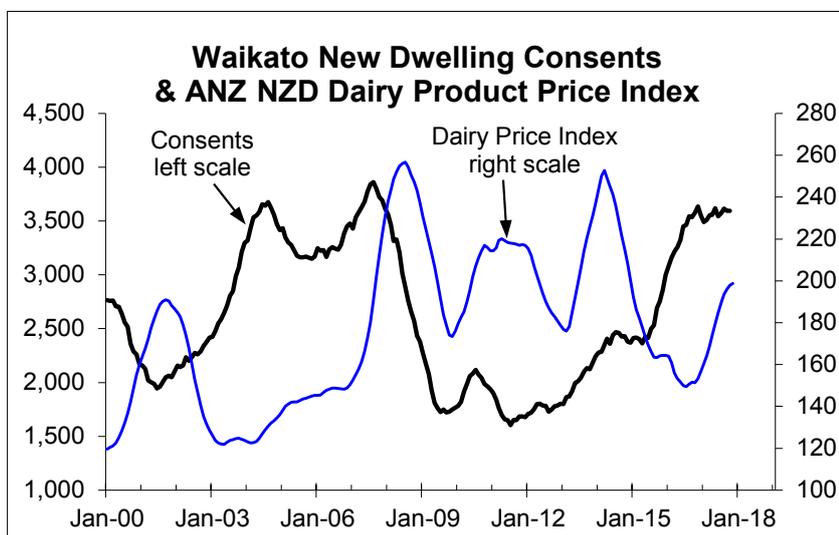
dwelling increased from 2,369 in 2014 to 3,552 in 2016 (the black line in Fig. 1).

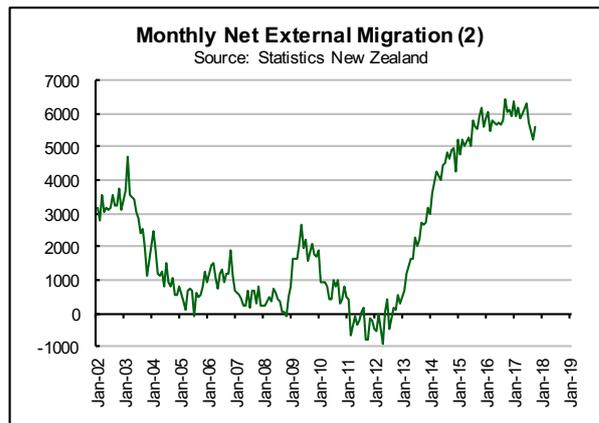
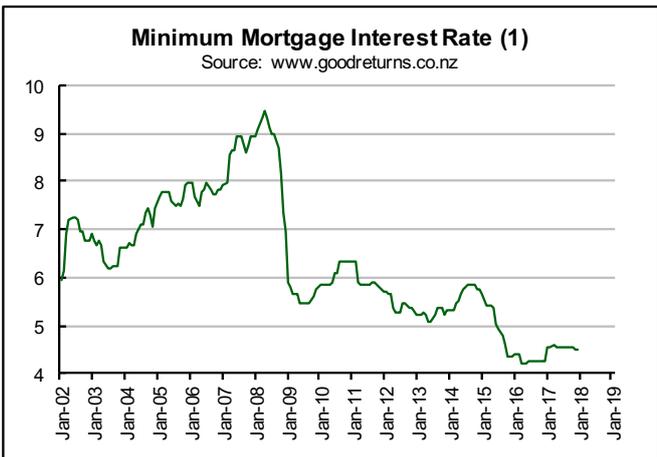
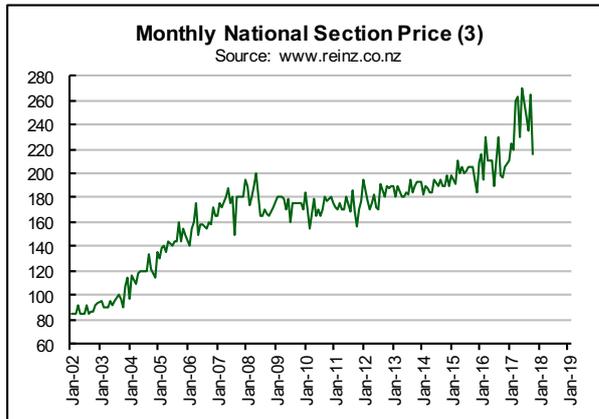
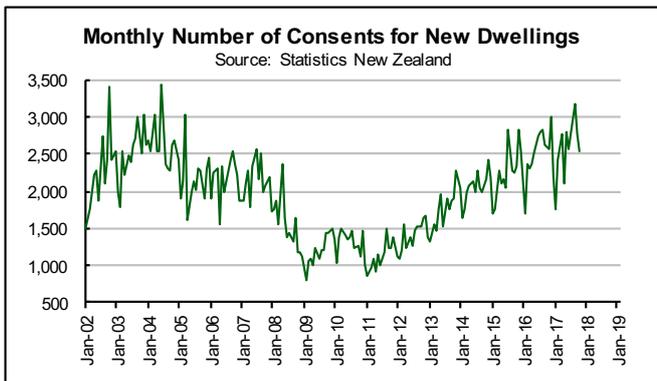
Following the fall in dairy farm incomes, consents for farm buildings fell as did new tractor registrations. Dairy farmers did cut spending in response to the fall in income. But any impact this had on residential building, even in dairy-orientated regions like the Waikato and

Taranaki, was swamped by the other major drivers and especially the fall in interest rates and improved population growth.

In that context, the government's plan to cut national immigration by 20,000 to 30,000 per annum is a potentially significant negative that will impact well beyond Auckland; although maybe the cuts won't turn out as large. But the appointment of a new Reserve Bank governor scheduled for March and the review of how monetary and other policies controlled by the Reserve Bank are conducted could turn out to be more important.

The appointment of Alan Bollard as governor by Finance Minister Cullen in 2002 and the implications for interest rates and the housing market warrant remembering. The Cullen-Bollard partnership resulted in a boom-bust cycle for residential building. It is possible the governor that Finance Minister Robertson signs off on takes us for another joy ride.





**FOOTNOTES**

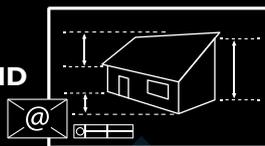
- (1) The lowest of the average floating and various fixed mortgage rates charged by the largest mortgage lenders
- (2) Adjusted by Statistics New Zealand to remove the seasonal pattern
- (3) Median section price reported by REINZ (\$000)



**Design & Take-Off Service for Futurebuild Laminated Veneer Lumber (LVL) Floor & Roof Systems.**

**1**  
DESIGN

**SEND**



Merchants, architects, engineers or designers email plans to the Futurebuild Residential Design Service for review with the relevant documents. **Email: [design@chhwoodproducts.co.nz](mailto:design@chhwoodproducts.co.nz)**



**DESIGN**

Plans are processed through either the Design Service or Take-Off Service.

**2**  
PLAN



**QUANTIFY & QUOTE**

Layouts, quotes and Design Certificate (if applicable) are returned within 5 working days, or to customers agreed terms, with a unique job number.

**3**  
DELIVER



**ORDER**

When the site is ready, customers place the order for the Futurebuild Laminated Veneer Lumber (LVL) Package with their merchant.



**DELIVERY**

Once confirmed to current plans, the Futurebuild LVL team will assemble and deliver the complete LVL Package to merchant.

**RESIDENTIAL DESIGN SERVICE**

DESIGN - PLAN - DELIVER

# House of the Year winners announced

**A HOME BUILT BY BELCO HOMES LIMITED IN TAURANGA HAS WON TWO AWARDS, INCLUDING THE CARTERS NEW HOME \$1 MILLION TO \$2 MILLION CATEGORY, AT THE 27TH REGISTERED MASTER BUILDERS HOUSE OF THE YEAR AWARDS.**

The 230m<sup>2</sup> home, which also won the Outdoor Living Award, has three bedrooms, two bathrooms and two living rooms and was highlighted by the judges as having a focus on good materials and products which were well complemented by the attention to detail and high standards that were achieved by the builder.

“Innovation has been a key to creating this remarkable private urban oasis, which is situated on such a tight site that presented unique challenges and opportunities,” the judges said. “Every square metre has been cleverly utilised with every consideration to the surrounding views without compromising privacy.”

The home has unique dual outdoor living spaces – one off the upstairs formal and main living area, and a second one off the ground floor children’s living area. These provide well-appointed lifestyle options great for entertaining.

“The upper alfresco, with its louvre sliding shutters, provides many options regardless of the weather conditions. The space is well-positioned to take in the panoramic views while overlooking the enclosed and very



private pool below. The lower area is private and sheltered with direct access into the pool.”

**THE OVERALL HOUSE OF THE YEAR SUPREME AWARD WAS WON BY CHRISTCHURCH’S JOHN CREIGHTON BUILDER LIMITED FOR A HOME IN MT PLEASANT.**

This 407m<sup>2</sup> home features four bedrooms, three bathrooms and three living rooms and impressed judges as a difficult and challenging build that required precision workmanship throughout.



**A DUPLEX OVERLOOKING QUEENSTOWN, LAKE WAKATIPU AND THE MOUNTAINS BEYOND WAS THE NATIONAL CATEGORY WINNER IN THE CARTERS MULTI UNIT NEW HOME SECTION OF THE AWARDS.**

Built by Bennie Builders Limited, this bespoke home is tightly positioned on a challenging long and narrow elevated site.

“Clearly a large amount of strategic forward planning was involved in this complex build, which complements the natural features of the site. The duplex includes exposed salt and pepper concrete features, negative detailing, full height elements, multi bespoke joinery



elements and texture finishes. The executed attention to detail became clearly apparent in every area,” the judges commented.

“The builder has created an

outstanding example of fine workmanship, bringing the architects creative vision and the owners dream to life. This was a pleasure to judge. ”

**THE SECOND SUPREME AWARD, FOR RENOVATION OF THE YEAR, WAS WON BY PLANIT CONSTRUCTION, WHO WORKED ON A HOME IN WELLINGTON’S MT VICTORIA.**

The judges said a renovation of this magnitude should not be underestimated.

“The overall success of this project is a classic example of the builder, architect/owner working in a collaborative manner, utilising their skills and knowledge to the maximum to produce a stunning result.”

Registered Master Builders Chief Executive David Kelly said the number of top-quality homes and diversity within the range of price categories shows what can be achieved within our changing housing market.

“Congratulations to all of this year’s national award winners, and in particular our Supreme Award recipients – John Creighton Builder Limited and Planit Construction. The projects are truly a credit to the dedication of our members in constructing a better built New Zealand.”



For more information and a complete list of category winners, go to [www.houseoftheyear.co.nz](http://www.houseoftheyear.co.nz)

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